

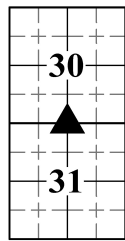
GREENE COUNTY CORNER PERPETUATION RECORD

Corner ID: 6N4W_V03

Quarter Corner

Sections 30 & 31 – T06N – R04W, 2nd P.M.

Taylor Township, Greene County, Indiana



PERPETUATION RECORD

MONUMENT: Describe monument set or found (Include material type, scribing, distance above/below grade, dimensions.)

A 5/8" diameter by 24" long rebar with a 1-1/2" stainless steel cap stamped "OSER IN PS#21100022" was set flush 1.4 feet east of a north/south wire fence.

OTHER EVIDENCE: Describe corner location relative to nearby features and how to reach the corner location.

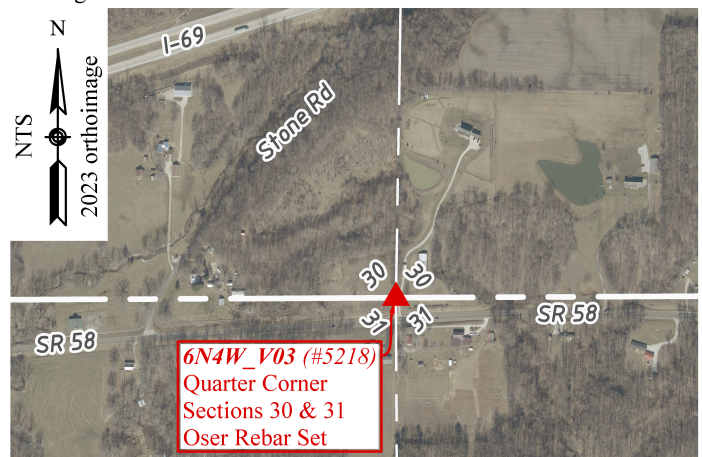
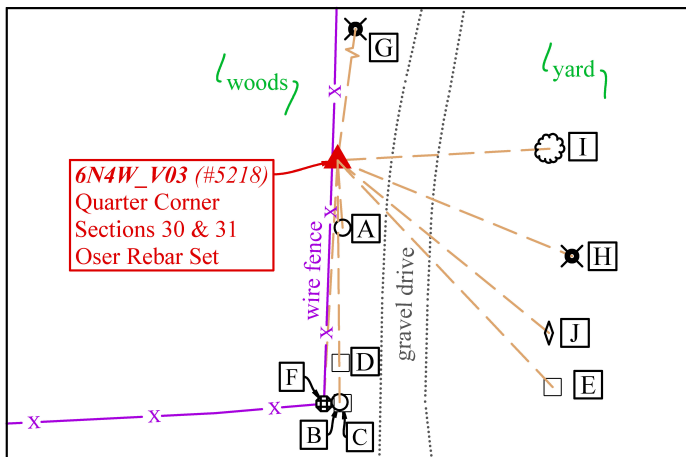
The corner is on the east side of a north/south fence approximately 13 feet west of the west edge of the gravel drive leading to the house at 2471 E State Road 58. A Greene County Survey Marker sign was attached 4.3 feet tall and facing southeast to a tpst found N 26° W 2.64 feet from the rebar.

GEODETIC COORDINATES: Northing: 1336978.88, Easting: 3006019.00

WITNESS MONUMENT TIES: Describe at least three witness objects established or work done to preserve existing evidence.

ID	Bearing	Distance	Description
A	S 4°16'48" E	16.75'	5/8" rebar with green plastic cap stamped "JAMES TIBBETT LS80910029 INDIANA" found flush
B	S 0°29'06" E	60.02'	5/8" rebar with green plastic cap stamped "JAMES TIBBETT LS80910029 INDIANA" found flush
C	S 1°10'59" E	60.27'	Back (north side) of concrete right-of-way monument (0.98 feet east of quarter section line)
D	S 0°52'37" E	50.28'	Face (south side) of concrete right-of-way monument found leaning north (0.55 feet east of the quarter section line)
E	S 43°35'07" E	77.68'	Back (north side) of concrete right-of-way monument
F	S 3° W	60.5'	Southeast corner of railroad tie fence post with fence north and west
G	N 7°46'32" E	73.15'	1/5" x 1" neodymium magnet and 1/4" x 1-1/2 mag nail installed in an orange 5/8" x 18" polycarbonate "Rebarlite" set flush 1.3' south of east/west board fence
H	S 67°50'39" E	63.01'	1/5" x 1" neodymium magnet and 1/4" x 1-1/2 mag nail installed in an orange 5/8" x 18" polycarbonate "Rebarlite" set flush
I	N 87° E	52.8'	25" dbh tight-bark hickory (located center of tree)
J	S 51° E	67.9'	Flag pole

MONUMENT LOCATION SKETCH: Attach a sketch and aerial image.



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CORNER REPORT

THEORY OF LOCATION: Describe the theory of location for acceptance of this monument.

The original government land surveyors monumented the section corners and quarter corners of each section with wooden posts in the early 1800s. The task of replacing the original wooden posts with permanent objects such as stones and establishing the center of section and other interior aliquot corners was left to the county surveyors (in the 1800s and early 1900s) and later to local surveyors in private practice. Several 1800s era surveyors measured to this corner, but we found no record of a legal survey to replace the wood post with a stone.

The 1942 plans for State Road 45/58 call for the corner 109.3 feet north of the centerline, but note that no stone was found. The right-of-way width decreases from 60 feet on the west side of the line dividing the quarter section line to 50 feet on the east side of the line. Concrete right-of-way monuments were found at 50 feet and 60 feet in the vicinity of the quarter section line and another monument was found at 50 feet on the east side of the line.

A stone is called for at this corner in the Warranty Deed from Clarence and Ola Dowden to the Full Gospel Church dated September 6, 1957 and recorded as DE145-255. The deed commences at a stone, thence runs south 61.5 feet to the north right-of-way line of State Highway No. 58, thence in a westerly direction along said right-of-way line for 1519.5 feet to the point of beginning. The north right-of-way line is 60 feet wide in the vicinity of the point of commencement, but transitions to 50 feet wide before reaching the point of beginning. An attempt seems to have been made to construct the fence along the north side of the highway along the right-of-way line. However, in the vicinity of the quarter section line, the fence aligns with the 50-foot right-of-way monument instead of the 60-foot right-of-way monument. We think it likely that the scrivener of the Full Gospel Church deed believed the right-of-way width was 50 feet, which would indicate that the stone was 111.5 feet north of the centerline of State Road 58. We searched for the stone from 109.3 feet north of the centerline (per the INDOT plans) to 121.5 feet north of centerline (per the church deed), but found nothing.

In 1969, Henry Dorman calculated this corner at a point 96 feet north of the highway centerline. Mr. Dorman set a pipe and a concrete monument at the midpoint between his calculated location for the North 1/4 corner of Section 31 (V03) and the stone at the Center 1/4 corner of Section 31 (X03). The east/west position for V03 as established by our survey is within a foot of the east/west position calculated by Mr. Dorman, but his calculated position was over 14 feet south of the rebar set this survey.

In 2007, Vince Barr calculated this corner by extending a line from the centerline of State Road 58 through the right-of-way monuments at 50 feet and 60 feet for the record distance per the INDOT plans of 109.3 feet. The position calculated by Mr. Barr is ~1.7 feet southwest of V03 as established by this survey.

In 2011, James Tibbett monumented this corner proportionally between the stone at the Southeast corner of Section 30 (6N4W_V05) and a magnail (now a mag spike) at the Southeast corner of Section 25-T6N-R5W (6N5W_V25). A location within 1 foot of the mag spike has been in use as the Southeast corner of Section 25 dating back to 1986 and the original government survey calls for the Southwest corner of Section 30-T6N-R4W (6N4W_V01) to fall 47.52 feet north of V25. For a detailed explanation of how we established the Southwest corner of Section 30, see the Perpetuation Record for 6N4W_V01. Tibbett's rebar is located S 4°16'48" E 16.75' from V03 as established by this survey. It was accepted by Matthew Badger in 2012 and David Boblitt in 2021, although neither surveyor appears to have established any corners based on the rebar.

We established this corner proportionally between the magspike set at V01 and the stone found at V05 based on dimensions from a legal survey by John B. Kelshaw dated April 11, 1838 on file in Survey Record 1, page 32. The corner thus established is 110.17 feet north of the as-built centerline of State Road 58 as measured along the quarter section line.

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EXISTING SURVEY HISTORY: Include as much detail and history of the corner as known at the time of perpetuation.

ORIGINAL GOVERNMENT SURVEY:

Year Surveyed: 1811-1816 By: Arthur Henrie

Where filed or recorded: F_EV03P420

Original monument: Wooden Post

Bearing Trees:	Bearing	Distance
6" Redbud	N 41 E	30 lks = 19.8 ft
6" Redbud	S 18 E	13 lks = 8.58 ft

No original reference monuments were recovered.

SUBSEQUENT LEGAL SURVEY:

Date Surveyed: 04/11/1838 By: Kelshaw, John B.

Where filed or recorded: Survey Record 1, page 32

Monument: Set a w.oak post

Bearing Trees:	Bearing	Distance
10" beech	S60.5W	4 lks
26" w.oak	N79E	15 lks

No legal survey reference monuments were recovered.

OTHER SURVEY HISTORY: Include details such as surveyor name, date, recording info, monument description, etc.

Date	Surveyor	Description	File Location
10/04/1847	Cressy, F.B.	Legal Survey in Section 31 (<i>Measured to this corner, but did not describe or witness the monument</i>)	SR1, pg 169
12/15/1905	Parker, F.M.	Legal survey in Section 29 (<i>Measured to this corner, but did not describe or witness the monument</i>)	SR 5, pg 58
04/28/1942	INDOT	P&P State Highway DA-NC Project No.1 Sec.C(1) Scotland Bedord Road (State Road 45/58) (109.3' N. of alignment – no stone found)	INDOT
10/11/1969	Dorman, Henry	Survey in Section 31 (<i>no monument shown</i>)	MI050-485
12/04/2007	Barr, Vincent J.	Route Survey State Road 45 Lines A & D (<i>calculated</i>)	2007-5808
05/09/2011	Tibbett, James C.	Survey for Quackenbush in Sections 30 & 31 (<i>Set rebar proportionally between magnail at V25 and stone at V05</i>)	2011-2513
08/31/2012	Badger, Matthew	Ed Walker Site Retracement Survey in Section 31-6N-4W (<i>Tibbett rebar found</i>)	2013-0247
08/23/2021	Boblitt, David	Survey for Summerville in Sec. 30-6N-4W (<i>Tibbett rebar found</i>)	2021-4867

UNCERTAINTIES IN THE CORNER LOCATION DUE TO:

- Variances in the Monumentation: 16.75 feet north/south and 1.2 feet east/west due to Tibbett rebar.
- Discrepancies in the Documents: 11.3 feet north/south due to the deed call to the stone and 1 foot due to SR58 plans.
- Inconsistencies in the lines of Occupation: 1.4 feet due to the fence.
- Theoretical Uncertainty (Random Errors in Measurement): The Relative Positional Accuracy of this survey is within the specifications for an Indiana Rural Survey (0.26 feet plus 200 ppm) as defined in IAC 865.

PHOTO IDENTIFIED:



Photo Orientation & Description: Rebar set at V03



Photo Orientation & Description: Looking southwest at V03

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FIELD PERSONNEL:

Field Date: 3/28/2025 & 6/10/2025 By: Rachel Oser and Phillip Oser Project: Oser Surveying & Mapping LLC Job# 10275 Corner Perpetuation Survey for Taylor Township Sections 29, 30, 31 & 32, Township 6 North, Range 4 West

BASIS OF GEODETIC COORDINATES: The basis of bearings is Grid North System NAD83(2011)/Indiana West NAVD 88, Epoch 2010.0000, geoid18b_conus.db3, US Survey Feet. This project was referenced to the National Spatial Reference System CORS network using the JAVAD GNSS Data Online Processing Service (DPOS) to post-process static observations collected with a Javad Triumph 3 base. Reported coordinates were determined either from RTPK or RTK GNSS observations (Javad Triumph LS Rover) or radially with a conventional total station (Nikon Nivo) from points established by GNSS observations. Distances obtained with GPS have not been adjusted to ground.

CERTIFICATION:

Rachel Oser
Indiana Professional Surveyor 21100022
Oser Surveying & Mapping LLC
4632 E Rocky Road, Bloomfield, IN 47424
(812) 320-2694 • Rachel@OserSurveying.com



This document is not complete without the associated plat and report of even date.

Date: 06/30/2025